



**51 The Grove, Hipperholme, Halifax, HX3 8JN**  
**£400,000**

Located on the much sought after 'The Grove' in Hipperholme and offered with NO ONWARD CHAIN is this generously sized FIVE BEDROOM SEMI DETACHED. This is a rare opportunity to acquire a property in this premium location with the scope to alter, improve and extend (subject to necessary consents) and create a wonderful family home.

## COUNCIL TAX BAND - D

### EPC RATING -E

This ideal family home is located on an extremely popular cul-de-sac in the ever popular residential area of Hipperholme, within walking distance of Hipperholme Grammar School and close to highly regarded local primary schools. Local shops, restaurants and amenities are available within Hipperholme and Lightcliffe, and the property is within easy reach of both Brighouse and Halifax town centres and railway stations. To the rear there is an open aspect with views across fields and woodland.

### GROUND FLOOR

#### ENTRANCE HALLWAY

Spacious entrance area with a central heating radiator and a useful storage cupboard.

#### WC

Ground floor cloakroom with a low flush wc and a hand wash basin.

#### LOUNGE

Large main reception room with double glazed sliding door providing access and a lovely view of the extending garden. Gas fire with decorative surround and a central heating radiator.

#### DINING ROOM

A second reception room located to the front elevation with a double glazed window, central heating radiator and fitted storage either side of the chimney breast.

#### KITCHEN

Good size breakfast kitchen fitted with a range of wall and base units to three sides with a work surface over incorporating a sink and mixer tap. Plumbing for a washing machine and a dishwasher. Central heating radiator, double glazed window and door with views over the garden.

#### SHOWER ROOM

Ground floor wet room fitted with a wc, hand wash basin and accessible shower area with glass screen. Heated towel rail and tiled flooring.

### FIRST FLOOR

#### LANDING

Landing area with skylight window.

#### BEDROOM ONE

Double bedroom to the rear elevation with fitted wardrobes, central heating radiator and double glazed window with a fabulous long range view.

#### BEDROOM TWO

Double bedroom to the front elevation with fitted wardrobes, central heating radiator and a double glazed window.

#### BEDROOM THREE

Double bedroom to the front elevation with a central heating radiator and a double glazed window.

#### BEDROOM FOUR

The fourth bedroom is located to the rear and again enjoys the

splendid view. Double glazed window and a central heating radiator.

#### BEDROOM FIVE/STUDY

To the front elevation with a double glazed window and central heating radiator.

#### BATHROOM

Generously sized bathroom with a fitted suite comprising of a low flush wc, hand wash basin and a bath with shower and screen over. Double glazed window and a central heating radiator.

#### EXTERNAL

To the front elevation there is a drive providing off road parking and an established garden. There is access from the front to an external storage room which houses the meters and electric fuse board. To the rear, a garden with the wow factor. West facing and having an extensive lawn this space provides a fabulous outdoor area to enjoy long summer afternoons and evenings.

